

**TOWN OF ROCKY HILL
MIRACLE FIELD SUBCOMMITTEE
MEETING OF OCTOBER 30, 2014**

Present: Chairwoman Nadine Bell, Brian Dillon, Allan Greenspan and Dave Seigny.
Also present: Town Manager Guy Scaife, Mayor Henry Vassel (Entered at 5:52 p.m.), Superintendent Dr. Mark Zito (Entered at 5:33 p.m.), Lisa Zerio (Director of Parks and Recreation & Custodial Staff) and Walt Sykes (Crew Leader – Parks and Recreation Department).

Absent: Councilor Guy Drapeau and Councilor Tim Moriarty.

Nadine Bell called the October 30, 2014 meeting of the Miracle Field Subcommittee to order at 5:30 p.m. in the Parks and Recreation Conference Room, Town Hall, 761 Old Main Street, Rocky Hill, CT.

Brian Dillon made a motion to appoint Nadine Bell as the Chairwoman of the Miracle Field Subcommittee. The motion was seconded by Allan Greenspan and adopted unanimously by those present.

I. GRANT APPLICATION AWARD AND UPDATE

Brian Dillon said they got a Bond Commission approval in July 2014 in the amount of \$800,000. He asked if there has been any discussion with DEEP (Department of Energy and Environmental Protection) about the grant award and the process. Lisa Zerio said Dave Stygar (DEEP) had called her on September 30, 2014 and said that he needed more information in writing because he is trying to write the contract. Lisa Zerio mentioned what she had put in writing to Dave Stygar, Ray Carpentino (Economic Development Director) and Finance Director Mehr about the Miracle Field (the proposed location, the amenities, etc.). Dave Stygar called Ray Carpentino a couple of days ago stating that he needs more information. Lisa Zerio said maybe they can send Dave Stygar these Minutes and she mentioned that they are really waiting on the State.

Chairwoman Bell asked Lisa Zerio if Dave Stygar gave any indication of what he is looking for exactly or if it is just more information. Lisa Zerio said it is more information and she is wondering if there should be a phone meeting with Dave Stygar about this because they are waiting for the contract. Chairwoman Bell thinks it would make sense to call Dave Stygar to find out what it is that he is looking for exactly. Lisa Zerio suggested that maybe Town Manager Scaife should make this phone call.

Brian Dillon said the nice thing is that the actual Bond Commission approval that guides this is very open ended. This is for a field to be built and for playground equipment. Lisa Zerio said

this states that the construction will include a new baseball field, playground and other field improvements.

Chairwoman Bell wants to find out exactly what Dave Stygar wants in order for them to commit/release the monies so that they can get started on the plans. Brian Dillon said there is a resolution process on DEEP's website so the Town Council will have to pass the resolution for Town Manager Scaife to authorize the agreement. Lisa Zerio said it would be nice for them to have this for the November 17, 2014 Town Council meeting. Town Manager Scaife asked Lisa Zerio to get with him tomorrow with more details on this.

Brian Dillon asked if anyone else had any thoughts on this. Allan Greenspan said it is hard to move on this when they don't know what the grant language is. Brian Dillon said they will be crafting this and the idea is to keep this as flexible as possible. Dave Sevigny thinks that DEEP is looking to tighten this up. Brian Dillon said they want to keep this as open ended as possible in terms of commitments.

Dave Sevigny asked if there is a parking lot in this. Lisa Zerio showed these parking areas on the map to everyone. There is a lot of parking area grass and if this can be the handicapped accessibility then they can get this paved with the grant to have a walkway provided. Dave Sevigny knows this is part of one of the secondary goals and he thinks this would be the best access point to the field.

Lisa Zerio referred to the playground and Walt Sykes said that was built in the fall of 1996. Lisa Zerio said they will be able to finally have a true handicap accessible playground.

Brian Dillon told Lisa Zerio when she talks to DEEP to make sure that they can start incurring project expenses from the Bond Commission. DEEP typically will give a letter stating this.

Dave Sevigny asked if there has to be an "X" amount of parking spaces. Brian Dillon said they will be subject to local land use approvals and it will probably just be through the Planning and Zoning Commission. Lisa Zerio said they will have to get approval from the Planning and Zoning Commission for the scoreboard.

Lisa Zerio mentioned how they are looking at probably shutting the basketball court down at Elm Ridge Park come the spring because this is becoming a safety issue. It will be the time for them to redo this basketball court if they have contractor coming in to do excavation work or paving and if they have the funding. Brian Dillon said he would have this put in as an alternate when they bid this. They would then have a price when they go to the State and they can say that they are paying for that separately. Allan Greenspan asked depending on their budget, if they could include this if they put rims that would have an adjustable height. Brian Dillon said once they "start pushing that window" that this would become lights, a scoreboard and a basketball court. Dave Sevigny said they have to be more specific if DEEP is going to want this tightened up. Lisa Zerio referred to what Brian Dillon had said and she said this should be bid as an alternate. Chairwoman Bell said the Town Council has been approached about the basketball court. Dave Sevigny asked who had done that and he said that it gets a lot of use. Chairwoman Bell said some residents did. Lisa Zerio said it is being used by Rocky Hill residents although

people are saying that it is Hartford people using it. Dave Sevigny agreed that it is being used by and large by Rocky Hill residents even though some residents from other Towns use it. Lisa Zerio thinks this should be closed at the end of the season because of the condition of it. Chairwoman Bell said they have to be careful that there isn't the perception that the Miracle Field closed down the basketball courts. Everyone agreed.

Brian Dillon told Lisa Zerio when she talks to DEEP for her to see if she can impress upon them the schedule of maybe six to eight weeks to close this. Brian Dillon said this will go in conjunction with their next item they would be talking about this evening with regards to getting an A/E (architect/engineer) firm on contract. They will probably want to be paid for their initial services three to four weeks after starting for some percentage of completion so they will really need money at that point.

Dave Sevigny referred to how Dave Stygar wants them to be more specific and he asked if there is a prioritized list that they have (i.e. No. 1-Field; No. 2-Fencing, etc.). Brian Dillon said no. From his experience, they would be asked to define this project for \$800,000 and they would be signing onto anything over that amount. Dave Sevigny said they will create their own priority list by default and Brian Dillon said they will. Lisa Zerio knows that the playground can be built without them having to pay for A/E services because they have used someone off of the State contract to build every playground in Rocky Hill. They will be saving 30% off the top by them installing this in-house. Dave Sevigny asked Lisa Zerio how much she thinks this playground will run. Lisa Zerio said it depends on how big they want this. Brian Dillon asked Lisa Zerio what she thinks this would be in her mind. Lisa Zerio said around \$120,000 and Walt Sykes said around \$80,000. Brian Dillon said in his mind that this project is about a \$500,000 one for the construction of Miracle Field. Dave Sevigny asked if this includes dugouts. Lisa Zerio said no. Brian Dillon said benches and fences are included. Dave Sevigny thinks that part of the fun of the Challenger clinics and games is the announcing. Brian Dillon said from his perspective as an engineer that he thinks they will go with fencing in front of a block wall dugout. The home field dugout will have a little side room with the press box in it and an announcing stand. They can maybe have portable equipment there and speakers. This will bring the cost down compared to them having a second story with storage because the dugout would cost twice as much. Walt Sykes asked if a second floor would have to be handicap accessible if they put one on. Brian Dillon said probably not because it would be for storage or a press box. Walt Sykes asked about if there is a kid who wants to announce. Brian Dillon said that is a fair point. Dave Sevigny told Brian Dillon that he would do a dugout like he said and have an addition going towards the area of the home plate. Lisa Zerio asked if the electrical would come from their current panel. Walt Sykes pointed out on the map where this would be.

Lisa Zerio asked if they are going to plan for future lights if they want to have this field lit down the road if they can't do it now. Brian Dillon said this is a budget thing. They can have the foundations put in and leave the wiring there if they don't have enough money. They could start funding the lights in the next budget. He thinks that they can lay the conduit out where the foundations are with whoever will be designing it because they won't want to be digging this up once they make it level and ADA accessible. Walt Sykes said that conduit is cheap.

Dave Sevigny thinks there should be dugouts in the press box outlet on ground level. Brian Dillon mentioned that West Hartford has fenced in cages but he thinks it is nicer to have a block wall dugout. Allan Greenspan agrees. This brings to the experience for the kids who are playing and it is important. He asked if they have to go any particular height on fencing. Brian Dillon doesn't know but he thinks they can fence this from the roofline down and enclose it. Allan Greenspan said the field in West Hartford not only keeps the kids in but it also keeps kids out when it is not in use. Brian Dillon said they will probably want to keep Miracle Field locked. Lisa Zerio said from their general conversations that they are going to keep this locked. She said that they can't put a ten foot fence there because they won't want this to look like a prison. Dave Sevigny thought the fence at West Hartford is twelve feet high. Brian Dillon said it is a six foot fence at center field. There is a twelve foot fence by the dugouts.

II. DISCUSSION RFQ FOR A/E DESIGN SERVICES

Brian Dillon asked Lisa Zerio if she will issue the RFQ for engineering services on DAS' (Department of Administration Services) website. They could maybe give this a three to four week turnaround to get qualifications. They could then shortlist three firms for proposals and interviews. Lisa Zerio asked if they are comfortable when this is being done with keeping the playground separate. Brian Dillon said they can go out to bid once they get an estimate from the engineer as to what this is going to cost but they can start planning for the playground at the same time. Walt Sykes said there are in-house engineers who will come out to look at the site. Dave Sevigny likes the location of the playground. Walt Sykes thinks this will bring people closer to the pavilion too so they will go there if they leave the baseball field and there will be the playground there.

Allan Greenspan said in their initial conversation that they had talked about extending the outfield in order to allow for other sports. There is a field south of Albany, NY that is the only field in the Country that has done this. He passed out some copies of a picture of this field. Dave Sevigny said he likes that a lot and Walt Sykes said it makes sense. Superintendent Dr. Zito said when they had gone out to West Hartford to look at their field that the field in Albany, NY had been mentioned to them. Walt Sykes like the Albany, NY field because it is a combination one. He then mentioned that it would be nice for Rocky Hill to have a sidewalk going from Miracle Field to the playground. Brian Dillon said they should. Dave Sevigny asked if they would do a sidewalk over the crosswalk to the stand. Brian Dillon said he would tie this altogether. He thinks this is something that they would lay right on the table with whoever the engineer is.

Lisa Zerio asked Allan Greenspan if he had the budget for West Hartford's field. Allan Greenspan said that West Hartford had to raise all of their own funding and they listed a budget on their website. Their budget was as follows: (1.) Grading - \$50,000; (2.) Field Paving - \$65,000; (3.) Rubberized Surface - \$125,000; (4.) Fencing - \$25,000; (5.) Dugouts, Bleachers, Scoreboard - \$40,000; (6.) Playground Surfacing & Equipment - \$180,000; (7.) Restrooms - \$60,000; (8.) Landscaping - \$25,000; and (9.) Contingency - \$30,000. The total came to \$600,000. Lisa Zerio said she will find out if their playground had been done in-house.

Lisa Zerio said their fencing will be \$30,000. Brian Dillon said it isn't a big area but the problem will be if they jump from a six foot high fence to a twelve foot high one because that is what will be driving their cost. Lisa Zerio thinks it should be a six foot fence. Chairwoman Bell thinks they are going to have to set priorities because they are going to have to determine if it comes to this versus playground equipment. Allan Greenspan asked if four feet is what the fencing height is set for, for the rest of the field. Walt Sykes said it is four feet. Allan Greenspan asked if they would have to go any higher than that. Brian Dillon is wondering if West Hartford used a six foot fence because they were afraid of kids falling over. Lisa Zerio said again that she thinks this should be a six foot fence. Superintendent Dr. Zito said they don't want skateboards out there. Dave Sevigny said that would be very easy to do if the fence is four feet high.

Brian Dillon said the RFQ is going to be pretty straightforward. This ADA field will be located at Elm Ridge Park and it will have a synthetic surface. Lisa Zerio said West Hartford showed them two different types of surfaces. They were a little nervous with West Hartford's field because of the seams. She said they like the poured-in-place surface because it is unitary and there are no seams. They maybe have to bid that as an alternate as well. Brian Dillon said it will be interesting to see what the engineer will spec.

Mayor Vasel asked how they are going to park and what the surface will be like getting from the parking lot to the field. He also asked if the parking will be close or if they are going to have some elevated area that will be free draining to get the kids to the field if it isn't going to be. Lisa Zerio showed this to Mayor Vasel on the map. Walt Sykes said there will be either a blacktop or concrete sidewalk. Mayor Vasel said that blacktop will hold up better, especially in an area that is wet. Dave Sevigny said it makes the paving of the parking lot even more important because they will already have incurred a cost if they have to bring that type of a walkway to the parking lot that is already paved. Walt Sykes said they need to turn the grass area into a parking lot. Mayor Vasel asked if the Town could pave that lot. Lisa Zerio said she has had conversations with the Highway Department and they are willing to do anything. Town Manager Scaife said yes. Mayor Vasel asked what the drainage is under there. Brian Dillon thinks that some sort of galley system will be tied to this. Mayor Vasel offered to pull the permit and he said he would do this with the Highway Department. Brian Dillon said this would leave more money for playground equipment then if this can be coordinated. He thinks they have to confirm with DEEP though if it is okay to have things done in-house. This would just be in kind as far as the budget is concerned.

Brian Dillon asked Lisa Zerio if she thinks that she can get the RFQ out in two weeks and she said yes. Brian Dillon said they could at least have a firm shortlisted by early December then. They could then pick two or three to interview and get cost proposals from.

III. SCHEDULE

Chairwoman Bell said they pretty much had hit on this. Brian Dillon said the nice thing would be if they can get someone under contract and get the design done through the spring so that they are ready to put this on the street in May 2015 because this isn't a huge construction project. Mayor Vasel agreed. Brian Dillon said if they can get this done by the end of August 2015 then they will be opening it at the beginning of September 2015. Allan Greenspan said the Little

League opening day is a huge event so he mentioned about them doing anything that they can do to have a shovel in the ground for this before that. People would be in Elm Ridge Park and they could see that this project has been started. Mayor Vasel asked when opening day is. Chairwoman Bell said it is the last week (Saturday) in April.

IV. GENERAL

Allan Greenspan said they are calling this Miracle Field right now and he isn't sure if that is a trademark name or not with the Miracle League. They have to be somewhat cognizant that someone might own a trademark on this. Chairwoman Bell thought they had called this something a little bit different at the Town Council meeting. Mayor Vasel thought they were calling this Miracle Field because that is different from Miracle League. Chairwoman Bell told them to decide what they are going to call this. Lisa Zerio said they called this Challenger Field at the Parks and Recreation Advisory Board meeting last month. Brian Dillon said they could call this Rocky Hill Miracle Field and Mayor Vasel said they had to be careful. Superintendent Dr. Zito thought the guy from West Hartford had talked about this issue. Lisa Zerio said she is proponents of them becoming members of the Miracle League. Chairwoman Bell is concerned about them deciding this before they get this built because if they don't then this will slow everything down when they get into contract negotiations. Lisa Zerio got the opinion that this is Rocky Hill's project and that they would give them plans and specs if they wanted. Brian Dillon said he and Allan Greenspan had this conversation about how an engineer won't use their design because they are going to stamp their own plans. Brian Dillon said for them to do their project and then figure out where the Miracle League will fit in for them because nothing is going to stop them from having this field built. They will have to go through a public process. Dave Sevigny said they better make sure that they will stay compliant with the field dimensions if they are going to join or align themselves with the Miracle League. Lisa Zerio said the field in Albany, NY is part of the Miracle League.

Chairwoman Bell asked when they will need to regroup again. Lisa Zerio said she will probably call the State tomorrow and she will then get on the DAS website. They are moving quickly on this.

V. ADJOURNMENT

Brian Dillon made a motion to adjourn the meeting at 6:07 p.m. The motion was seconded by Allan Greenspan and adopted unanimously by those present.

Respectfully submitted,

Jo-Anne Booth
Recording Secretary